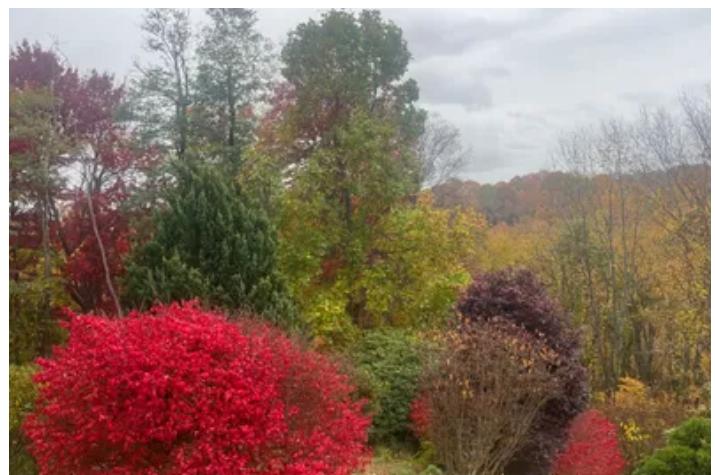
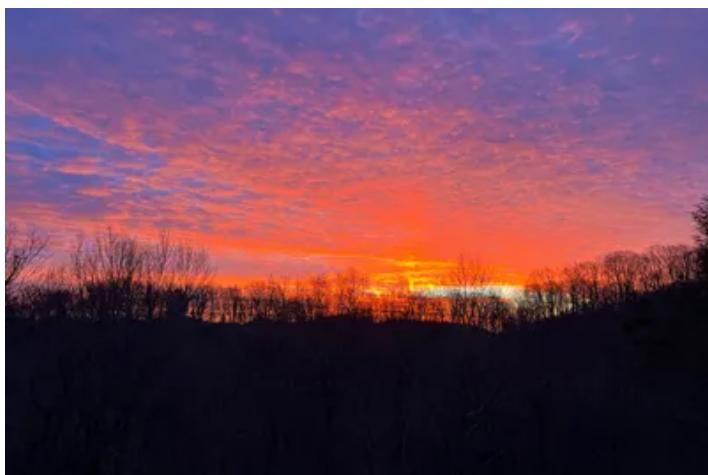


11.26+/- Acre Luxury Off-Grid Homestead!  
2778 Mule Stomp Road  
Hot Springs, NC 28721

**\$599,900**  
11.260± Acres  
Madison County

Call Thomas or Laura 828-477-4248

Carolina Timber & Realty



# 11.26+/- Acre Luxury Off-Grid Homestead!

Hot Springs, NC / Madison County

## SUMMARY

### **Address**

2778 Mule Stomp Road

### **City, State Zip**

Hot Springs, NC 28721

### **County**

Madison County

### **Type**

Farms, Single Family, Residential Property

### **Latitude / Longitude**

35.751875 / -82.905291

### **Dwelling Square Feet**

2576

### **Bedrooms / Bathrooms**

3 / 3

### **Acreage**

11.260

### **Price**

\$599,900

### **Property Website**

<https://www.mossyoakproperties.com/property/11-26-acre-luxury-off-grid-homestead-madison-north-carolina/97254/>



## 11.26+/- Acre Luxury Off-Grid Homestead!

Hot Springs, NC / Madison County

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### **PROPERTY DESCRIPTION**

11.26 +/- Acre Homestead! Tucked away at the end of a private, deeded right-of-way & bordered by conservation land, this extraordinary Appalachian homestead offers a rare blend of privacy, beauty, & thoughtful design in the heart of the NC Mountains. Just 5 miles from the sweeping balds of **Max Patch** & the **Appalachian Trail**, this property invites you to step into a way of life that feels both timeless & refined-where nature, comfort & purpose coexist seamlessly.

Currently operating as an East Friesian dairy sheep farm, the land has been carefully stewarded for sustainable, small-scale agriculture. Box-wire fenced pastures reinforced with solar electric fencing protect farm animals, while multiple purpose-built outbuildings-including a sheep barn with milking stanchions, brooder, chicken pen, guinea pen, three sheds support daily farm operations with ease. Chickens, guineas, & geese roam the grounds, & for the right buyer, the seller would include existing livestock & poultry, allowing for a truly turn-key homestead transition.

The land itself is magical. Private hiking trails wind through the property along two streams, three natural springs, & a small waterfall. A water feature with cascading waterfall adds a peaceful focal point near the home. Above it all, a beautifully landscaped hilltop garden bursts with flowers, while dedicated garden areas provide space for vegetables & herbs. Mature pear trees, grapevines, asparagus beds, & blueberry bushes reward each growing season with abundance. From the hilltop, evenings are best spent around the campfire or beneath a sky filled with stars & rich with mountain stillness.

The home itself is a rare find, luxury off-grid living that is both elegant & practical. Designed as a multi-family residence or ideal mother-in-law suite, the house features 2 fully functioning apartments w/ separate entrances. The upper level offers 2 bedrooms, 2 bathrooms, & an additional office or den, all centered around an open great room that combines kitchen, dining, & living spaces. Hardwood, tile, & laminate flooring run throughout, while expansive windows frame breathtaking mountain views from the treetops. Recent updates include new stainless-steel appliances, updated kitchen plumbing, & modern lighting fixtures, all enhancing the home's warm, refined character. Gravity fed spring & propane hot water heater always ensure constant modern conveniences. A wood stove adds cozy ambiance for winter evenings spent with hot chocolate by the fire.

The lower apartment provides a comfortable one-bedroom, one-bathroom living space with a tiled great room that includes kitchen, dining, and living areas. An additional den or family room, currently used as a private gym, adds flexibility, while a large laundry room offers ample storage. Mini-split systems ensure year-round comfort, complemented by an additional wood stove for warmth & charm during the colder months.

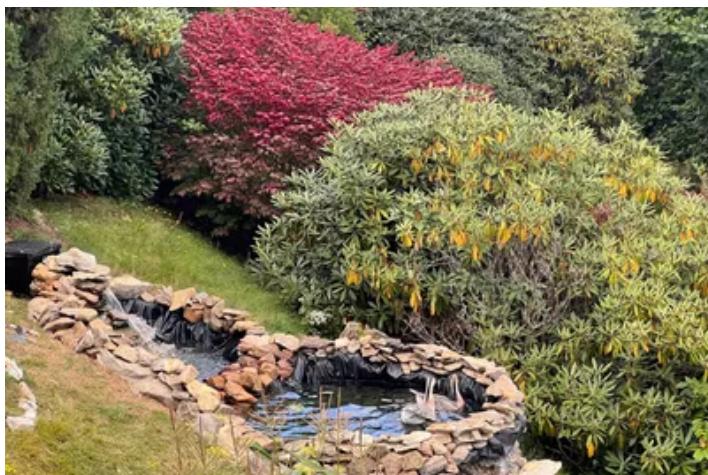
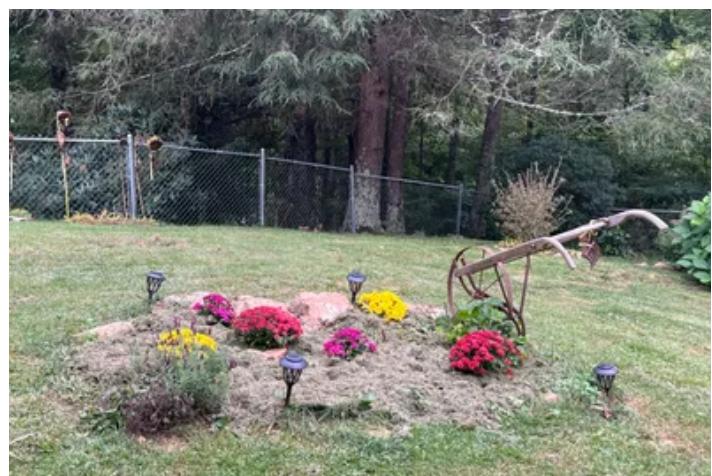
Outdoor living is woven into everyday life here with expansive decks offering sweeping views, cool summer breezes, & front-row seats to the abundant wildlife that wanders just beyond the tree line. Mornings begin with coffee & birdsong, afternoons with the gentle sound of a babbling brook, & evenings with sunsets that fade into starlit skies. A private firing range adds a unique recreational element rarely found on mountain properties, while open viewing areas invite telescope nights & quiet reflection.

Despite its secluded setting, this homestead remains conveniently located, only 1 hour to Asheville & just 45 minutes to Waynesville, the gateway to Great Smoky Mountains National Park. Recent major improvements, including a new roof in 2025 and numerous high-value updates throughout, ensure peace of mind for years to come.

This is more than a property, it's a lifestyle, a legacy, and a once-in-a-lifetime opportunity to own a private Appalachian sanctuary. **The seller is motivated and all offers will be considered.** Call Thomas Peacock at [828-735-1923](tel:828-735-1923) or Laura Handley at [828-208-3532](tel:828-208-3532) to schedule a private showing.

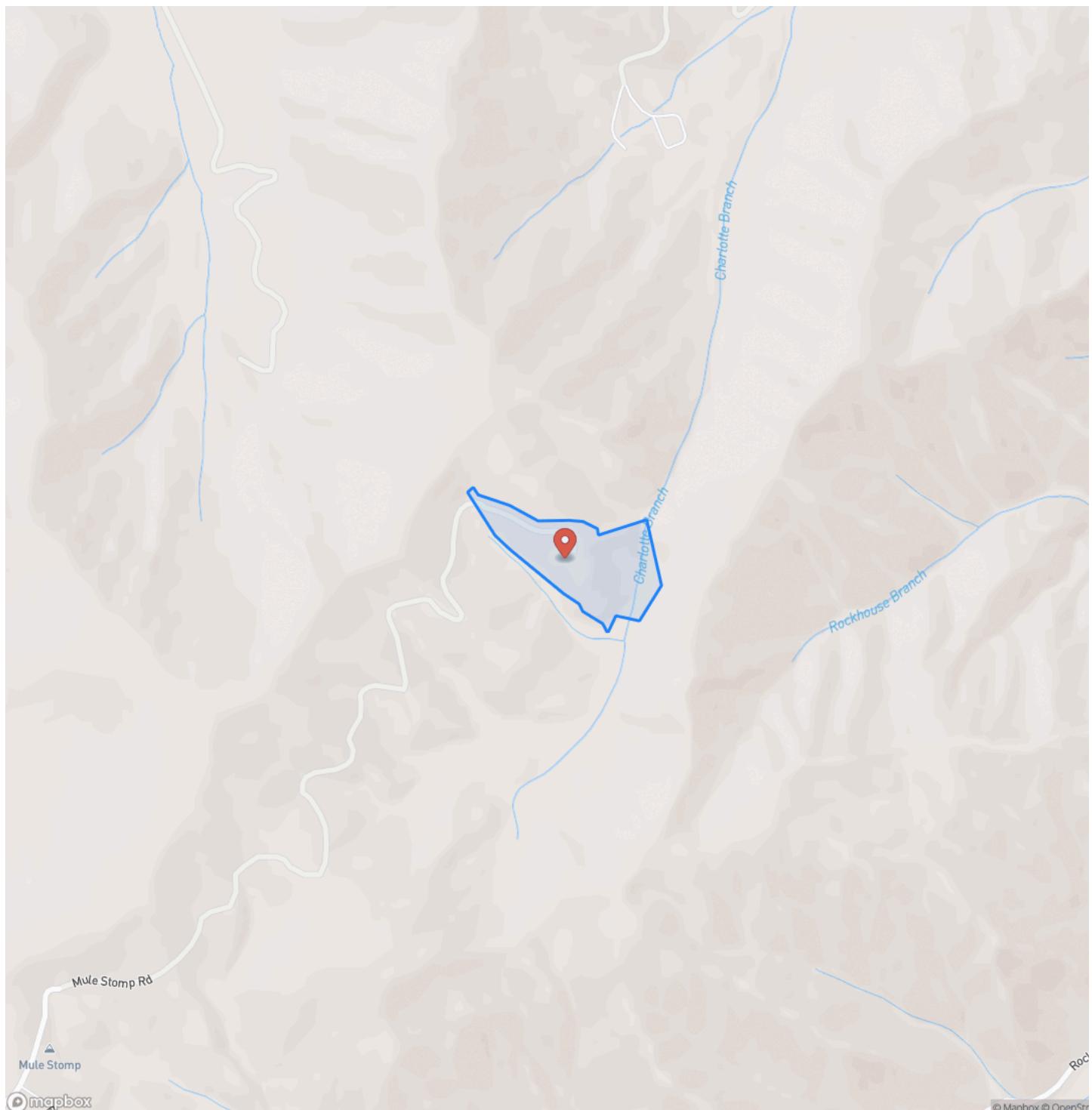
**11.26+/- Acre Luxury Off-Grid Homestead!**

**Hot Springs, NC / Madison County**



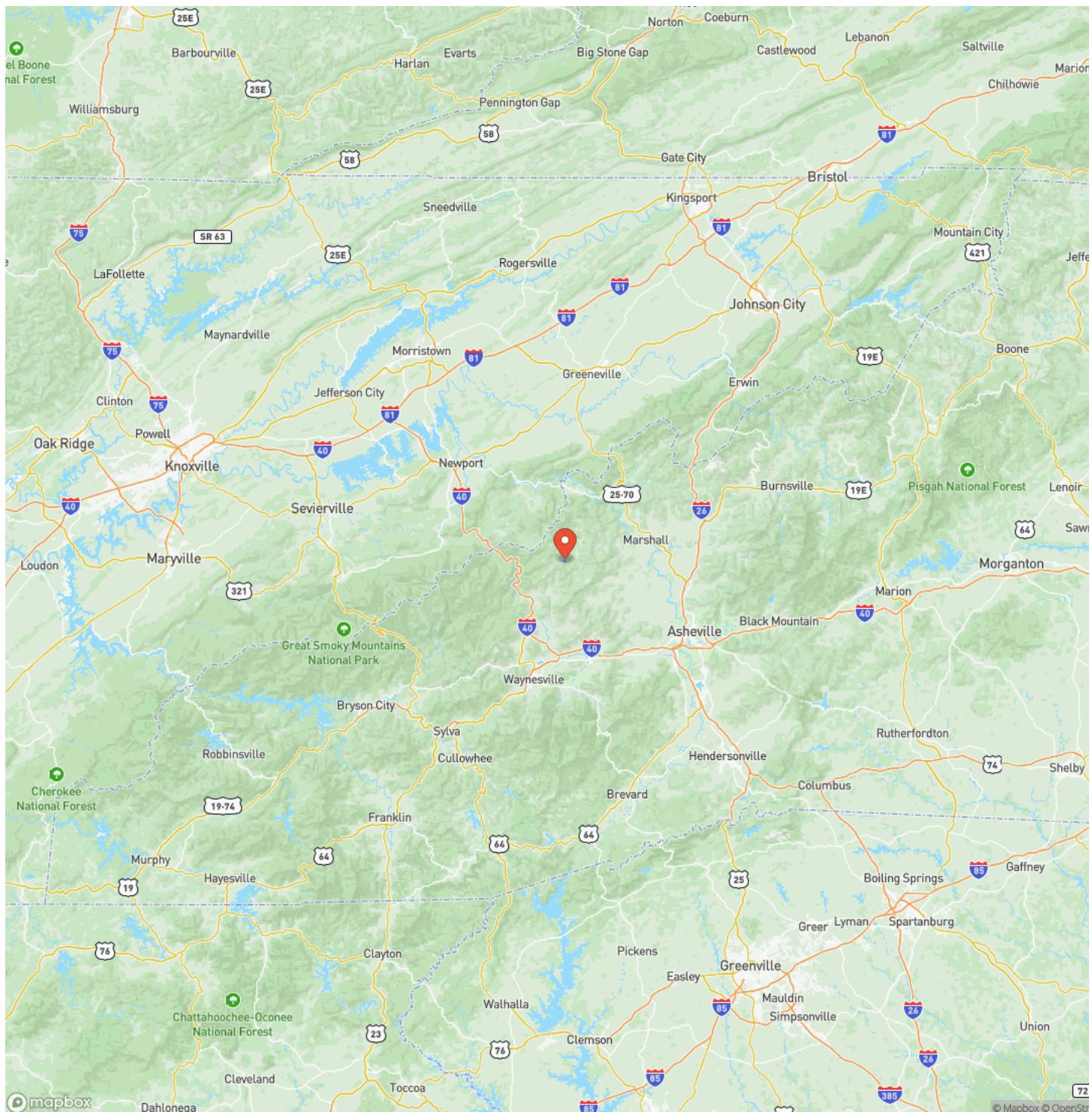
**11.26+/- Acre Luxury Off-Grid Homestead!**  
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## Locator Map



**11.26+- Acre Luxury Off-Grid Homestead!  
Hot Springs, NC / Madison County**

## Locator Map



**11.26+/- Acre Luxury Off-Grid Homestead!**  
Hot Springs, NC / Madison County

## Satellite Map



## **11.26+/- Acre Luxury Off-Grid Homestead!**

## Hot Springs, NC / Madison County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Thomas Peacock

## Mobile

(828) 735-1923

## Office

(828) 477-4248

## Email

tpeacock@mossyoakproperties.com

## Address

**City / State / Zip**

## NOTES



#### **MORE INFO ONLINE:**

[MossyOakProperties.com](http://MossyOakProperties.com)

## NOTES

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Carolina Timber and Realty**

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Sylva, NC 28779  
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